

ACTION AGENDA

DESIGN REVIEW COMMITTEE Chula Vista, California

**July 10, 2006
4:30 p.m.**

**City Hall/Council Chambers
Conference Room C-101
276 Fourth Avenue, Chula Vista**

ROLL CALL: Alberdi, Bringas, Calvo, Mestler

ABSENT: Jeff Justus (excused)

APPROVAL OF MINUTES: None

PUBLIC HEARING:

1. DRC-06-54 Fontes Family Trust Warehouse Building
3855 Main Street
Chula Vista, CA 91911
Consideration of a Design Review application to allow the construction of a 3,383 sq. ft. addition to an existing 3,050 sq.ft. industrial building.

Project Manager: Rich Zumwalt, Associate Planner

Action: (Alberdi/Calvo) (4-0-0-1) Approve with deletion of Condition B.b.

2. PSP-06-10 McCune Financial, Inc.
1885 Auto Park Place (between Brandywine and Maxwell Rd.)
Planned Sign Program for McCune Chrysler Jeep Dodge Dealership.

Project Manager: Miguel Tapia, Sr. Community Development Specialist

Action: (Alberdi/Bringas) (3-0-1-1) Approve the wall signs. The approval of directional signs and the freestanding sign will be continued in order to allow the applicant to redesigned signs. The DRC recommended that directional signs have more of a monument base characteristic and that the freestanding sign have more architectural elements incorporated into the sign. Motion carried with Mestler abstaining.

PRELIMINARY REVIEW:

3. DRC-06-71

La Roca Comunidad Cristiana Church

The project is located in Otay Ranch Heritage Village One at the corner of East Palomar Street and San Andreas Road.

The proposal is for construction of a sanctuary auditorium building.

Project Manager: Harold Phelps, Associate Planner

Action: None taken. The committee expressed approval of the conceptual design and made the following suggestions:

1. Larger plant specimens particularly on the east side should be incorporated into landscape plan so that the mass of the building doesn't dwarf the landscaping.
2. Stone wainscot shown on south elevation at base should be carried through and wrapped around the corner of building.
3. Applicant should provide east and south elevations to see how the elevations will look without the phase 2 multi-use building.
4. Location of main entrance doors to auditorium is hidden from street. Auditorium should be rotated so that entry doors are closer to E. Palomar and Santa Andrea.
5. Northeastern corner of the youth center is too plain needs additional articulation.
6. Enhance paving should be incorporated into driveway areas.
7. Look at circulation of parking lot near plaza area and consider adding pedestrian pathway.
8. Design of tower should be consistent to Heritage Village One Master Precise Plan.
9. North elevations should have more fenestration along classrooms and administrative meeting rooms similar to what was done on the west elevations.
10. Windows facing E. Palomar should be more pedestrian friendly.
11. East elevation needs more articulation to break up mass of wall.
12. Guardrail should be integrated into the building so that it doesn't appear to be a roof deck. Recommend that parapet be raised

13. Consider adding a secondary minor vestibule that separates the administrative meeting rooms from the worship hall.
14. Eliminate first 3 parking spaces at the first entry of Santa Andrea Street in order to allow more room for stacking vehicles.
15. Compare project with Sharp Ree Stealy buildings to get a better perspective of the overall massing so that it is an extension of Heritage Park.

ADJOURNMENT:

At 6:19 p.m. to a regular meeting on Monday, July 24, 2006 at 4:30 p.m. in the Council Chambers.